163.0	0001	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,100 /	726,100
					USE VALUE:	726,100 /	726,100
					ASSESSED:	726,100 /	726,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TURNQUIST DAVID
Owner 2:	BIEKSHA CATHERINE
Owner 3:	
Street 1:	14 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FANTAZIAN JAMES TRUSTEE -
Owner 2:	JAMES H FANTAZIAN REVOCABLE -
Street 1:	232 WELLMAN AVE
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7285.000	279,100		447,000	726,100
Total Card	0.167	279,100		447,000	726,100
Total Parcel	0.167	279,100		447,000	726,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.36 | /Parcel: 485.36

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108261
GIS Ref	
GIS Ref	
Insp Date	06/05/18

!12672!

PREVIOUS ASSESSMENT

Parcel ID: 163.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,100	0	7,285.	447,000	726,100		Year end	12/23/2021
2021	101	FV	270,700	0	7,285.	447,000	717,700		Year End Roll	12/10/2020
2020	101	FV	270,700	0	7,285.	447,000	717,700	717,700	Year End Roll	12/18/2019
2019	101	FV	216,800	0	7,285.	447,000	663,800	663,800	Year End Roll	1/3/2019
2018	101	FV	201,700	0	7,285.	395,900	597,600	597,600	Year End Roll	12/20/2017
2017	101	FV	201,700	0	7,285.	332,000	533,700	533,700	Year End Roll	1/3/2017
2016	101	FV	201,700	0	7,285.	332,000	533,700	533,700	Year End	1/4/2016
2015	101	FV	196,900	0	7,285.	287,300	484,200	484,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:22:07

LAST REV

Date	Time
11/12/20	11:07:18
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12672

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANTAZIAN JAMES	55552-317		10/7/2010		442,500	No	No		
FANTAZIAN OJEN,	54177-114		1/20/2010	Convenience	99	No	No		
FANTAZIAN OJEN	50461-349		12/13/2007	Family	99	No	No		
	9172-51		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	108261
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1175	Redo Bat	13,900	C				
10/27/2011	1368	Re-Roof	8,277					
12/10/2010	2392	New Wind	5,000					
12/3/2010	2363	Manual	7,500					REPL FASCIA/SOFFET
12/15/1997	741	Manual	400					REBUILD STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	MEAS&NOTICE	BS	Barbara S
10/29/2008	Meas/Inspect	163	PATRIOT
12/2/1999	Meas/Inspect	267	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7285		Sq. Ft.	Site		0	70.	0.88	8									446,986						447,000	

Total AC/HA:	0.16724	Total SF/SM:	7285	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,986	Spl Credit		Total:	447,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	175.465
Other Features:	80750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404498
Depreciation:	125394
Depreciated Total:	279103

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

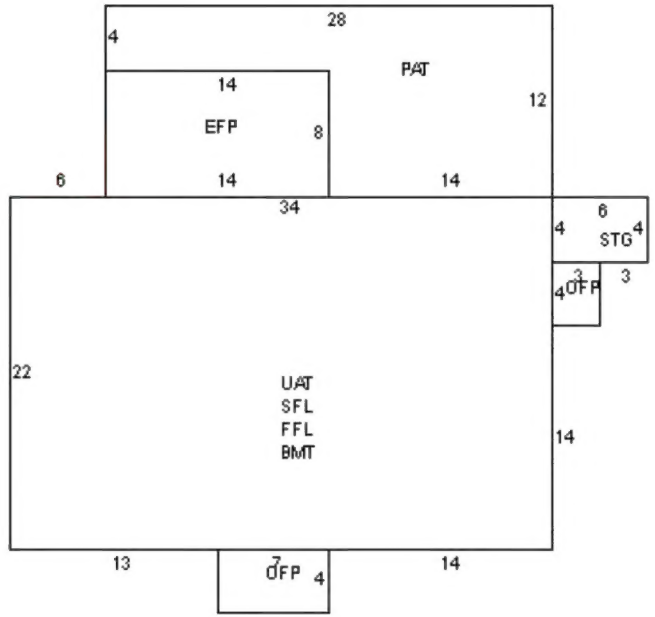
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.46
Special Features:	0	Val/Su Net:	98.59
Final Total:	279100	Val/Su SzAd	186.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	748	52.640	39,374
FFL	First Floor	748	175.460	131,248
SFL	Second Floor	748	175.460	131,248
PAT	Patio	224	3.920	879
UAT	Upper Attic	187	70.190	13,125
EFP	Enclos Porch	112	51.520	5,771
OFP	Open Porch	40	43.990	1,760
STG	Storage	24	14.330	344
	Net Sketched Area:	2,831	Total:	323,749

Size Ad	1496	Gross Area	3392	FinArea	1496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

163.0-0001-0001.0

IMAGE

AssessPro Patriot Properties, Inc